

The following lists are a comprehensive list of standard inclusions for your Freedom Custom Home, divided into 3 stages:

### Kit Stage (Your choice of what you want included)

Working Drawings for council  
Specifications for council  
On site advice and service (at our discretion)  
Fabricated 1.2mm fully welded steel wall frame system  
Fabricated steel roof trusses  
Fabricated steel Skillion or Bullnose verandah rafters beams and columns  
Hardiflex verandah linings  
Steel roof and ceiling battens  
Colorbond steel roof sheeting, ridge and barge capping  
Colorbond steel fascia and gutter with brackets  
For bearers and joist option only:

- Floor systems, "C" section steel Purlins, pre-cut to length.
- Verandah flooring system, "C" section steel Purlins, pre-cut to length.
- Timber decking to verandah.
- Termite resistant particle board flooring to the house

Bricks - from our selected range (Brick option)  
External Cladding - Hardiplank (Hardiplank option)  
Brick ties, lintels and flashings  
Hardiflex eaves linings with joiners  
Aluminium windows and doors with individual locks and screens and timber reveals  
Sisalation foil - double sided reflective foil laminate for external walls  
R 1.5 Foil faced blanket to underside of colorbond  
Insulation batts - R.1.5 grade to external walls of house  
Plaster - 10mm plasterboard for walls and ceilings of house  
Plaster - 10mm plasterboard for ceiling of garage  
Plaster - Moisture resistant plasterboard for wet area walls  
Cornice - 90mm ceiling cornice to house  
Plaster finishing - plasterboard fixing and finishing accessories including finishing compounds, sealant, cornice cement, sandpaper, man hole surround  
Exterior feature Entrance Door (choice of 8 designs with glass paneling)  
Exterior Redicote pre-hung door in frame (PA Doors)  
Interior Pre hung doors and door frames (choice of 12 designs)  
High quality door furniture as per owner selection, consisting of external lock sets, internal passage sets, cupboard catches and knobs, sliding door pulls as per plan (Lane or Gainsborough)  
Pine skirting (75mm) and architrave (50mm) - not MDF  
Fixing and finishing - all fixings and accessory brackets, silicon sealant, masking tape, masonite packers.  
Not Included In Kit  
Any form of labour  
Paint or floor coverings  
Wet area floor sealants  
Any plumbing or electrical supplies not listed above  
Fittings not listed above  
Shower screens  
Sand and Cement for bricks.

### Lock-Up Stage - Building your home to Lockup Stage covers everything in the Kit Stage, and:

Council Fees  
BASIX requirements  
Quality concrete slab designed to Engineers Specifications  
Erection of floor system, "C" section steel Purlins with Particle board timber floor sheets on strip footings designed to Class "M" and quality brick piers to engineer's specifications (For bearers and joists only)  
Erection of fully galvanised steel wall frames and roof trusses  
Brick laying and cleaning (brick option) - standard brick range  
Fixing of cladding - Hardiplank (Hardiplank option)  
Fixing of colorbond roof, fascia & gutter  
Installation of windows  
Installation of panellift garage doors (roller door(s) extra cost)  
Installation of external doors  
Cleaning of the site

### Complete Stage - building your home to Complete Stage covers everything in the Kit and Lockup stages, and:

Standard electrical and water board fees  
Plans and Council fees  
Warranties and insurances included  
External drainage - sewer connection  
Stormwater disposal  
Connection to water service to near side  
Connection to underground mains - consumer mains to overhead bracket  
Internal plastering  
All internal and external painting (3 coats to internal walls, two coats to ceiling)  
Tile laying to wet areas  
Flyscreens  
Garage door remote controls (1 motor)  
The areas and extent of tiling are as follows:  
**Bathroom Tiling:**  
Floor tiles to all floor area less bath space  
Wall tiles to 600mm above bath and return ends of bath and 2000mm in shower recess  
Bath raiser tiles  
Skirting tiles to remainder of bathroom, vanity, and toilet  
Brickwork to bath and hobs included with bricks supplied by us  
Fittings to include a soap holder, double towel rail and toilet roll holder per bathroom  
**Ensuite Tiling:**  
Floor tiles to all floor areas  
Wall tiles to a maximum height of 2000mm in shower recess  
Skirting tiles to remainder of ensuite  
Brickwork to hobs, bricks supplied by us  
Fittings to include a soap holder, towel rail, and toilet roll holder  
**Laundry Tiling:**  
Floor tiled, skirting tiles and wall tiles to splashback to 300mm high  
**Kitchen Tiling:**  
Wall tiles to 450mm above bench tops or to underside of overhead cupboards  
**Thresholds Tiling:**  
Quarry tiles to form sills, raisers, and infills to entrance and laundry doors  
**Power Points and Light fittings:**  
Power points are all double sockets (singles to refrigerator, dishwasher and microwave oven space)  
Complimentary installation of all lights, light units supplied by owner  
Installation of LED downlights are a small upgrade price, light units supplied by owner  
**PC Items Include:**  
600mm Cooktop, Oven and Rangehood Package  
Instantaneous Gas Hot Water System or Solar Hot Water System (as required by the Energy efficient BASIX report)  
Fully customised quality kitchen units  
Kitchen sink & flick mixer tap  
Quality Dishwasher (Choice of 4 Brands)  
Drop in laundry tub & flick mixer tap  
Fully customised laundry units  
Washing machine taps  
Quality vanities  
Polished Edge Mirrors  
Semi Frameless Shower screens  
Quality metal tapware & porcelain toilets  
Quality Towel rails, toilet roll holders and soap holders  
Door furniture  
Staircase, handrail and balustrade where required  
We can also offer a complete turnkey service which can include for example driveways, fencing, landscaping, carpets, tiling to non wet areas and curtains.